030.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	935,100	/	935,100
USE VALUE:	935,100	/	935,100
ASSESSED:	935,100	/	935,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNORS JOSEPH M & JOAN L/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	78 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONNORS JOSEPH M & JOAN L -
Owner 2:	-
Street 1:	78 BATES ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Brick Veneer Exterior and 2831 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	7	22D
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	475,400	3,700	456,000	935,100
Total Card	0.115	475,400	3,700	456,000	935,100
Total Parcel	0.115	475,400	3,700	456,000	935,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.37 | /Parcel: 330.3

Legal Description

User Acct 21096

GIS Ref

GIS Ref

Insp Date 08/19/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	475,200	3700	5,000.	456,000	934,900	934,900	Year End Roll	12/18/2019
2019	101	FV	352,400	3700	5,000.	484,500	840,600	840,600	Year End Roll	1/3/2019
2018	101	FV	352,400	3700	5,000.	353,400	709,500	709,500	Year End Roll	12/20/2017
2017	101	FV	353,200	3700	5,000.	307,800	664,700	664,700	Year End Roll	1/3/2017
2016	101	FV	353,200	3700	5,000.	262,200	619,100	619,100	Year End	1/4/2016
2015	101	FV	344,000	3700	5,000.	256,500	604,200	604,200	Year End Roll	12/11/2014
2014	101	FV	344,000	3700	5,000.	210,900	558,600	558,600	Year End Roll	12/16/2013
2013	101	FV	344,000	3700	5,000.	200,600	548,300	548,300		12/13/2012

!2535!

PRINT

Date	Time
12/10/20	17:55:41

LAST REV

Date	Time
12/08/20	15:31:22
jorourke	
2535	

USER DEFINED

Prior Id # 1:	21096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNORS JOSEPH	1455-1		6/23/2014	Convenience	1	No	No		
	1007-124		12/1/1985		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2018	1436	Insulate	1,200	C				
11/6/2000	870	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	Meas/Inspect	HS	Hanne S
3/26/2009	Meas/Inspect	163	PATRIOT
2/22/2000	Mailer Sent		
2/22/2000	Entry Denied	263	PATRIOT
8/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02095914
Const Adj.:	1.05801535
Adj $ / SQ:	135.024
Other Features:	82700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584087
Depreciation:	108640
Depreciated Total:	475446

COMMENTS

ELECTRIC HEAT SFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

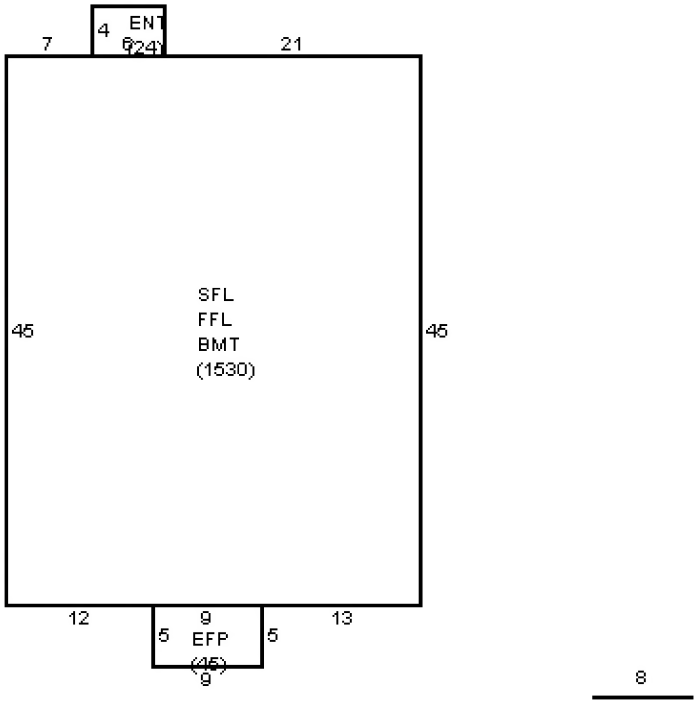
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.53
Special Features:	0	Val/Su Net:	107.31
Final Total:	475400	Val/Su SzAd	167.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,530	40.510	61,976
FFL	First Floor	1,530	135.020	206,586
SFL	Second Floor	1,301	135.020	175,598
EFP	Enclos Porch	45	76.810	3,457
ENT	ENTRY	24	27.930	670

Net Sketched Area:	4,430			Total:	448,287
Size Ad	2830.5	Gross Are	4659	FinArea	2831

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1941	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc